



🏠 199 m<sup>2</sup> 📖 Domaine de Palmyre, Mauricius 🗳️ Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                      |             |                          |
|------------------------------------|--------------------------------------|-------------|--------------------------|
| Order number                       | <b>MO-B1</b>                         | Price       | <b>Reserved</b>          |
| Address                            | <b>Domaine de Palmyre, Mauricius</b> | Type        | <b>Apartments</b>        |
| Disposition                        | <b>4 + kitchenette</b>               | Usable area | <b>199 m<sup>2</sup></b> |
| Offer status                       | <b>Reserved</b>                      | Floor area  | <b>136 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>    | Floor       | <b>ground floor</b>      |
| Parking                            | <b>2</b>                             | Terrace     | <b>45 m<sup>2</sup></b>  |

## About real estate

We are offering for sale a modern 3 bedroom apartment in the emerging luxury project Montana Oceano in the southwest of the island of Mauritius. The residence is set amidst lush tropical nature at 112 metres above sea level and offers breathtaking 180 degree views of the mountains, savannah and Indian Ocean.

Sunsets, periodic rainbows, starry skies, spectacular panoramas of the sea and mountains can be enjoyed from your private terrace every day.

The layout of the apartment with a living area of 136 m<sup>2</sup> includes three bedrooms with en-suite bathrooms (31 m<sup>2</sup>, 26 m<sup>2</sup>, 18 m<sup>2</sup>), a living room (25 m<sup>2</sup>) with a kitchen (12 m<sup>2</sup>) with large bay windows through which you can access the spacious terrace (45 m<sup>2</sup>), which is partly covered. The apartment also includes a laundry room (5 m<sup>2</sup>), a guest toilet (4 m<sup>2</sup>), a kitchen courtyard (9 m<sup>2</sup>), a pantry (5 m<sup>2</sup>), a hallway (7 m<sup>2</sup>) and an entrance hall (5 m<sup>2</sup>). This apartment also includes two parking spaces. A private hot tub for 5-7 people can be placed on the terrace if desired.

The development project consists of 13 apartments and 4 private villas and is situated on two plots close to each other: The three-block Montana Oceano Apartments comprises a total of 3 luxury penthouses and 10 modern apartments, all with expansive terraces with panoramic views of the surrounding area, thoughtful ventilation and ample sunlight. The project's undisputed strength is its thoughtful outdoor space - the secure private residence includes a swimming pool, garden, fitness area and children's playground. All properties have secure parking for two vehicles.

Montana Oceano Villas are four separate spacious homes with private pools on private grounds.

Montana Oceano is located on a hilltop in Domaine de Palmyre in the sought-after Black River/Le Morne area, opposite Les Salines and just 500 metres from La Balise marina. This area has great potential thanks to its perfect combination of sea, best beaches and nature, making it an ideal choice for a myriad of activities including snorkelling, diving, windsurfing, kitesurfing, kayaking, paddleboarding, sailing or hiking. For golf lovers there are four top golf courses (15-30 min drive).

The international airport is 52 km away and takes around 70 minutes to get there, the capital Port Louis is 35 km away and can be reached by car in about an hour.

The island of Mauritius is one of the safest and most sought-after places in the world to relocate or second home today, and whether you are a digital nomad or planning to spend your retirement or business here. With top-notch amenities and healthcare, a well-developed transport infrastructure, international schools and countless sporting and cultural opportunities, it's rightly called a tropical paradise where it's great to live, work and play.

Construction of the project is scheduled for 2Q 2024, with the project to be completed by the end of 2025.

For more information about the development project, please contact the broker.

| The order | Layout           | Floor        | Usable area        | Living area        | Terrace / Balcony / Loggia   | Land                      | Price          |
|-----------|------------------|--------------|--------------------|--------------------|------------------------------|---------------------------|----------------|
| MO-A1     | 4 + kitchenette  | ground floor | 198 m <sup>2</sup> | 135 m <sup>2</sup> | 46 m <sup>2</sup> / No / No  | Yes (108 m <sup>2</sup> ) | 28 801 425 CZK |
| MO-A2     | 4 + kitchenette  | ground floor | 206 m <sup>2</sup> | 154 m <sup>2</sup> | 44 m <sup>2</sup> / No / No  | Yes (24 m <sup>2</sup> )  | 26 978 550 CZK |
| MO-A3     | 4 + kitchenette  | 1st floor    | 175 m <sup>2</sup> | 125 m <sup>2</sup> | 41 m <sup>2</sup> / No / No  | No                        | 26 370 925 CZK |
| MO-A4     | 4 + kitchenette  | 1st floor    | 187 m <sup>2</sup> | 141 m <sup>2</sup> | 40 m <sup>2</sup> / No / No  | No                        | 27 950 750 CZK |
| MO-AP     | 4 + kitchenette  | 2nd floor    | 342 m <sup>2</sup> | 182 m <sup>2</sup> | 165 m <sup>2</sup> / No / No | No                        | 44 842 725 CZK |
| MO-B1     | 4 + kitchenette  | ground floor | 199 m <sup>2</sup> | 136 m <sup>2</sup> | 45 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-B2     | 4 + kitchenette  | ground floor | 192 m <sup>2</sup> | 135 m <sup>2</sup> | 45 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-B3     | 4 + kitchenette  | 1st floor    | 177 m <sup>2</sup> | 125 m <sup>2</sup> | 42 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-B4     | 4 + kitchenette  | 1st floor    | 180 m <sup>2</sup> | 135 m <sup>2</sup> | 45 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-BP     | 4 + kitchenette  | 2nd floor    | 322 m <sup>2</sup> | 157 m <sup>2</sup> | 150 m <sup>2</sup> / No / No | No                        | RESERVED       |
| MO-C1     | 4 + kitchenette  | ground floor | 221 m <sup>2</sup> | 138 m <sup>2</sup> | 69 m <sup>2</sup> / No / No  | No                        | 35 242 250 CZK |
| MO-C2     | 4 + kitchenette  | 1st floor    | 213 m <sup>2</sup> | 139 m <sup>2</sup> | 54 m <sup>2</sup> / No / No  | No                        | 35 485 300 CZK |
| MO-CP     | 3 + kitchenette  | 2nd floor    | 178 m <sup>2</sup> | 98 m <sup>2</sup>  | 73 m <sup>2</sup> / No / No  | No                        | 32 811 750 CZK |
| MO-VB     | 5 and more rooms | ground floor | 373 m <sup>2</sup> | 242 m <sup>2</sup> | 124 m <sup>2</sup> / No / No | 1 428 m <sup>2</sup>      | SOLD           |
| MO-CTA    | 3 rooms          |              | 155 m <sup>2</sup> | 117 m <sup>2</sup> | 33 m <sup>2</sup> / No / No  | 675 m <sup>2</sup>        | RESERVED       |
| MO-CTB    | 3 rooms          |              | 149 m <sup>2</sup> | 110 m <sup>2</sup> | 26 m <sup>2</sup> / No / No  | 658 m <sup>2</sup>        | RESERVED       |